

1002 Prospect Street

City of El Paso — Plan Commission — 9/6/2018

PZST18-00012 Special Permit



STAFF CONTACT: Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov

OWNER: Jesus Navarro

REPRESENTATIVE: Conde, Inc.

LOCATION: 1002 Prospect Street, District 8

LEGAL DESCRIPTION: A portion of Lots 6-10, Block 26, Second Revised Map of Sunset Heights, City of El Paso, El Paso County, Texas

EXISTING ZONING: R-4/H (Residential/Historic)

REQUEST: Special Permit for Infill Development to reduce side yard setback and a 100% parking reduction

RELATED APPLICATIONS: PZRZ18-00034

PUBLIC INPUT: Planning received a letter opposition to the special permit request, see attachment 6; Notices sent to property owners within 300 feet on August 8, 2018.

STAFF RECOMMENDATION: Pending.

SUMMARY OF REQUEST: The applicant is requesting a special permit for infill development and detailed site development plan review to reduce a side yard setback in the A-2 (Apartment) district for a quadraplex. The applicant is also requesting for a 100% parking reduction. The special permit application is related to PZRZ18-00034 rezoning.

SUMMARY OF RECOMMENDATION: Pending.



DESCRIPTION OF REQUEST

The applicant is requesting a special permit for infill development and detailed site development plan review to reduce a side yard setback in the A-2 (Apartment) district for a quadrplex. The current use of property is an existing 2,368 sq. ft. structure. The detailed site development plan shows the two story quadrplex, 30 ft. in height above the surface at its highest point. The applicant is requesting the following reductions: from the required 10 ft. side yard setback to 3.7 ft. The applicant is also requesting for a 100% parking reduction. The development requires a minimum of eight (8) parking spaces. The applicant is providing four (4) parking space. Access to the subject property is proposed from Prospect Street via the alley. The special permit application is related to PZR18-00034 rezoning.



SPECIAL PERMIT REQUIREMENTS

To grant the special permit to allow for infill development, the applicant must comply with the following standards, per 20.10.280:

LOCATION CRITERIA: The subject property meets each of the following locational criteria for an infill special permit (**Note: A minimum of one location criterion from El Paso City Code Section 20.10.280 (B) is required to be met**):

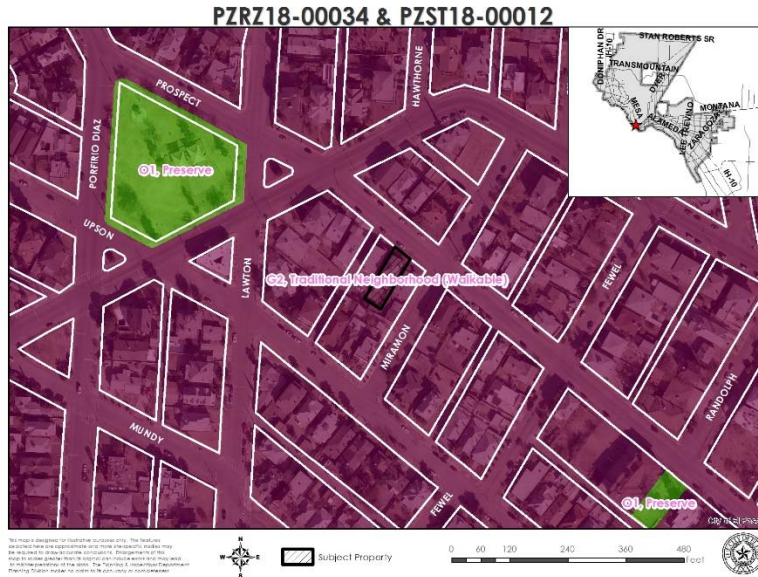
20.10.280 – Infill Development. Section B – Location Criteria:

3. Any parcel of land annexed prior to 1955.

According to the City's annexation map, the subject property was annexed in 1873, as part of the 1873 Charter.

6. Parcels of land within areas identified by the city's comprehensive plan as G-2 traditional neighborhood and G-7 industrial and/or railyards.

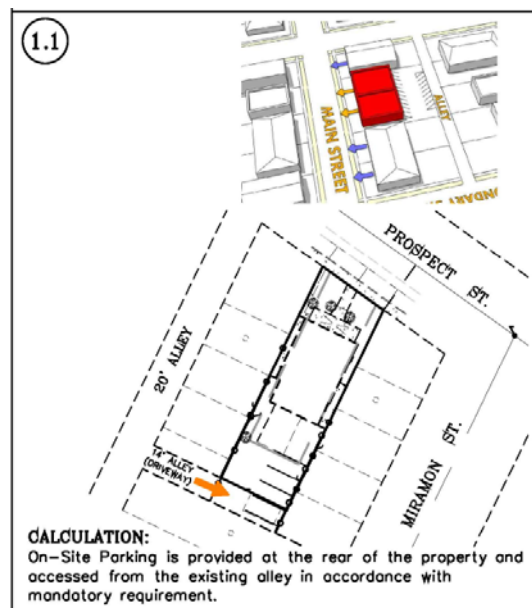
The subject property is within the G-2, Traditional Neighborhood (Walkable) Future Land Use Designation in Plan El Paso, the City's adopted Comprehensive Plan.



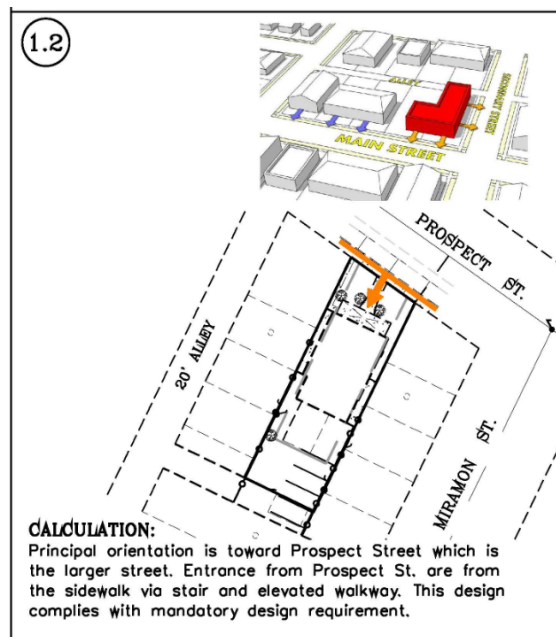
MANDATORY DESIGN REQUIREMENTS: The subject property meets all of the following mandatory design requirements for an infill special permit (**Note: All applicable mandatory design requirements from El Paso City Code Section 20.10.280 (C)(1) are required to be met**):

20.10.280 – Infill Development. Section C.1 – Mandatory Design Criteria:

1.1: Where on-site surface parking is proposed, it shall be located at the rear of the property and when possible accessed via alleyway; or at the side of the property and screened in accordance with Section 21.50.070(F)(5). On-site surface parking shall not be located in the front yard.



1.2: Buildings shall be placed on the parcels such that the principal orientation is toward the main street and the principal entrance is from the sidewalk.



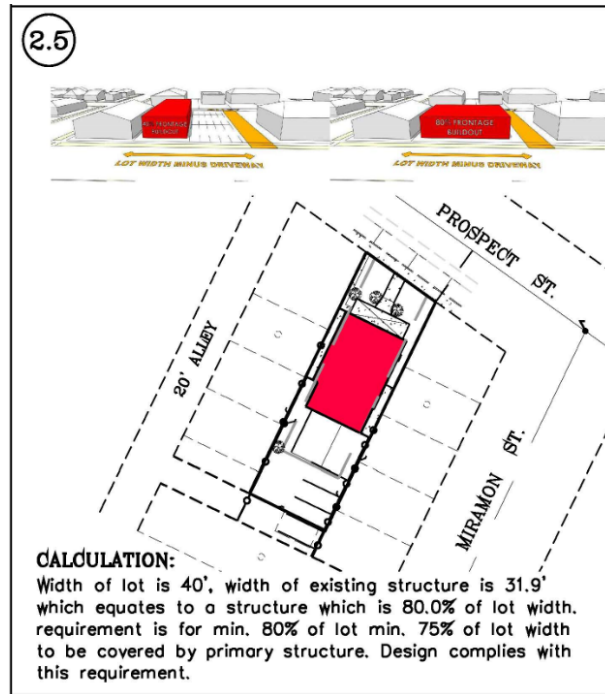
1.3: For proposals abutting existing residential development the front building setback shall not deviate from the average front setback of lots within the same block as the proposed development by more than fifteen percent.



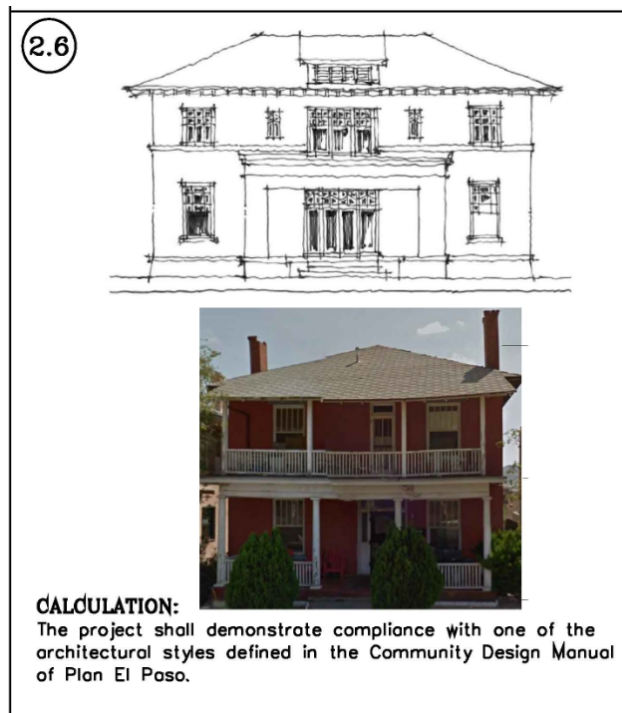
SELECTIVE DESIGN REQUIREMENTS: The subject property meets each of the following three (3) selective design criteria for an infill special permit (**Note: A minimum of three (3) selective design requirements from El Paso City Code Section 20.10.280 (C)(2) are required to be met**):

20.10.280 – Infill Development. Section C.2 – Selective Design Criteria:

2.5: The total width of the primary structure shall be greater than or equal to 80 percent of the total lot width along the main street. For the purposes of this calculation, any necessary vehicular access driveway shall be subtracted from the total lot width.



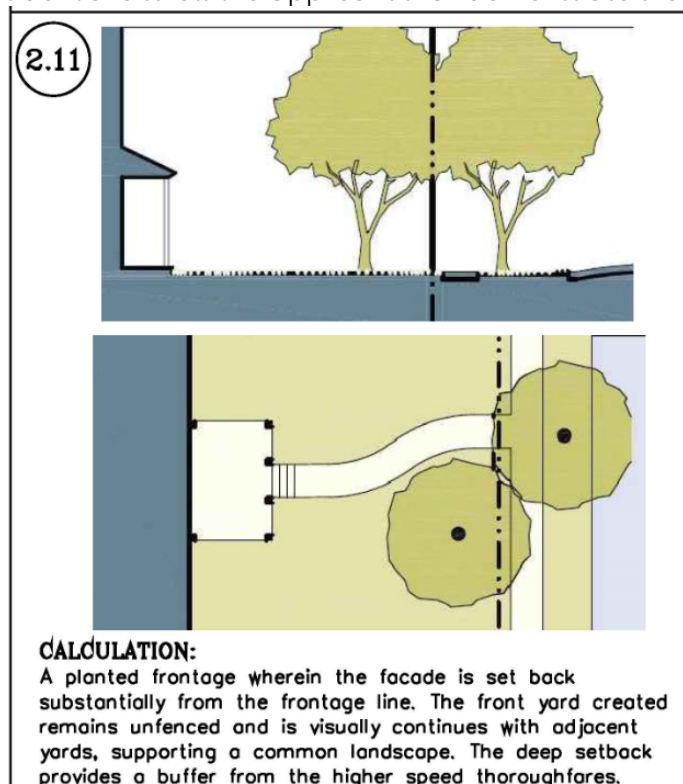
2.6: The project shall demonstrate compliance with one of the architectural styles defined in the Community Design Manual of Plan El Paso.



2.7: The height of any proposed infill development shall be equal to at least half the width of the widest abutting street.



2.11: For projects in residential districts the applicant shall demonstrate that a private frontage.



RELATION OF PROPOSED CHANGE TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<p>G-2 TRADITIONAL NEIGHBORHOOD (WALKABLE)</p> <p>This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.</p>	<p>Yes. The the proposed development meets the intent of the G-2, Traditional Neighborhood (Walkable) Future Land Use Map designation. Access is proposed from an existing alley. The character of the proposed development is substantially similar to those long in existence on its block. The proposed building is shown facing the street. The principal entrance to the subject property is proposed from the sidewalk on Prospect Avenue.</p>
ZONING DISTRICT	DOES IT COMPLY?
<p>A-2 (Apartment)</p> <p>Apartment Districts. The purpose of these districts is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.</p>	<p>Yes. Quadraplex permitted by right in the A-2 District. The proposal meets all dimensional requirements other than that for which the infill special permit is sought.</p>
POLICY	DOES IT COMPLY?
<p>2.2.5: The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.</p>	<p>Yes, the applicant is proposing quadraplex within walking distance of an established commercial and residential neighborhood.</p>

SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The parcel is 0.11 acres in size. The proposed development is not allowed under the current R-4 (Residential) zoning district, however, this is related to the rezoning application from R-4 (Residential) to A-2 (Apartment) to allow for a quadraplex.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of the A-2 (Apartment) district is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units

supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: There is an existing 6-inch diameter water main that extends along the north side of Prospect St., approximately 5-feet south of and parallel to the northern right of way line Prospect St. This water main is available for service.

EFFECT UPON THE NATURAL ENVIRONMENT: The subject property is not within any arroyos or within environmentally sensitive areas.

COMMENT FROM THE PUBLIC: The subject property falls within the boundary of the El Paso Central Business Association and Sunset Heights Neighborhood Improvement Association all of which were contacted as required by 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on August 8, 2018. The Planning Division has not received any public comment regarding this Special Permit request.

STAFF COMMENTS: No objections to proposed special permit and detailed site development plan approval. No reviewing departments had any comments. The applicant will need to coordinate with the El Paso Water Utility to establish service at the subject property. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

OTHER APPLICABLE FACTORS: Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

ATTACHMENTS:

1. Detailed Site Plan
2. Zoning Map
3. Future Land Use Map
4. Parking Study
5. Department Comments
6. Neighborhood Notification Boundary Map
7. Letter in Opposition

ATTACHMENT 1

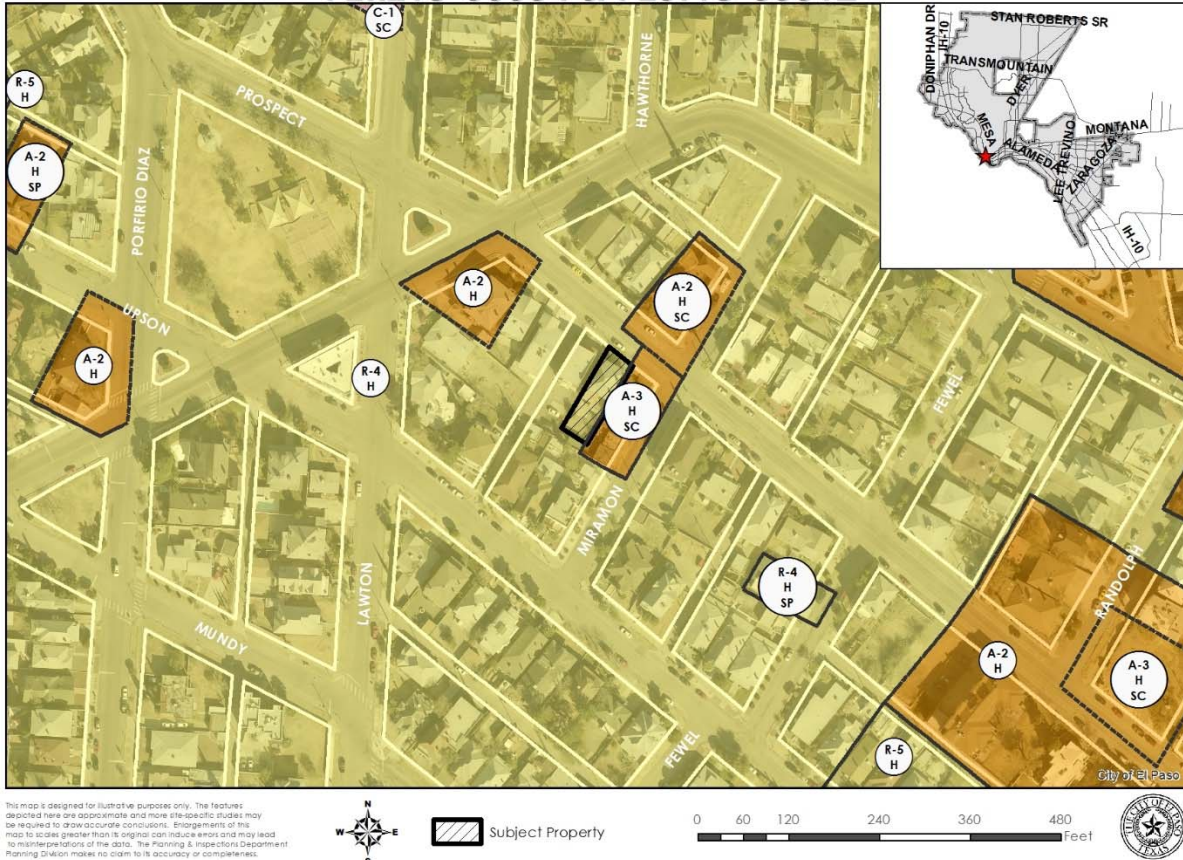
Detailed Site Plan



ATTACHMENT 2

Zoning Map

PZRZ18-00034 & PZST18-00012



ATTACHMENT 3

Future Land Use Map

PZRZ18-00034 & PZST18-00012



ATTACHMENT 4

Staff Review Comments

Planning and Inspections Department - Planning Division

No objections to the special permit and detailed site development plan.

Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

Texas Department of Transportation

Development is not abutting State Right of Way.

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to special permit and detailed site plan.

Note: Proposed project shall meet all adopted building and city codes at time of submittal for construction.

Planning and Inspections Department – Land Development

Show existing and proposed drainage patterns and label any existing street drainage structures

Environmental Service

No comments received.

Fire Department

No objections.

Sun Metro

No objections.

El Paso Water

1. El Paso Water (EPWater) does not object this request.

Water:

2. There is an existing 6-inch diameter water main that extends along the north side of Prospect St., approximately 5-feet south of and parallel to the northern right of way line Prospect St. This water main is available for service.

3. EPWater records indicate there are two (2) ¾ inch water services serving the subject property with 1002 Prospect as the service address.

4. Previous water pressure from fire hydrant #1996 located at northeast corner on Miramon Pl. and Prospect St., has yielded a static pressure of 104 psi, a residual pressure of 72 psi, and a discharge of 1186 gallons per minute.

Sanitary Sewer:

5. There is an existing 8-inch diameter sanitary sewer main that extends along the west side of Miramon Pl. between Prospect St. and Upson Dr., located approximately 5-feet east of and parallel to the western right of way line of Miramon Pl. This sanitary sewer main is available for service.

6. There is an existing 8-inch diameter sanitary sewer main that extends along the west side of the alley between Miramon Pl. and Yandell Dr., between Prospect St. and Upson Dr., located approximately 5-feet east of and parallel to the western right of way line of the alley. This sanitary sewer main is available for service.

General:

7. EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 8 to 10 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

ATTACHMENT 5

Neighbor Notification Map

PZRZ18-00034 & PZST18-00012



ATTACHMENT 6

LETTER IN OPPOSITION

City Plan Commission
Planning Division
PO Box 1890
El Paso, TX 79950-1890

14 August, 2018

RE: PZRZ18-00034 & PZST18-00012 for 1002 Prospect (lots 6-10, block 26), J. Navarro, Owner

Commissioners:

I am the owner and resident of the single-family home located at 1029 Upson which is located behind the property at 1002 Prospect and that is the subject of this zoning request. I wish to convey my strong opposition to the zoning request and special exceptions for 1002 Prospect. My opposition is based on the following site-specific facts:

1. While there are a significant number of existing multifamily properties within a one block radius, the majority are single-family residences. Approving this request would further dilute the owner/residential character and value of the neighborhood to the benefit of a single nonresident commercial interest.
2. Parking in the area is already an issue as evidenced by the need for special permit parking which currently works very well. Creating a special exception would needlessly exacerbate an issue that the City has already sought to mitigate for the neighborhood by creating the present special permit parking zones.
3. Sunset Heights as a historic district is unique in that it was created with a mix of multi-family and predominantly single-family homes as an early suburb of the city. This mix is a defining feature of the neighborhood and which results in the diversity and desirability of the Sunset Heights community. Approval of this request would create a very concentrated cluster of multi-family on this block at the expense of the community of remaining single-family homes, including the Trost designed home located across Prospect.

The balance and distribution of multi-family to single family is key to maintaining the livability for elderly and young families in this neighborhood. While I appreciate the owner's interest in improving the property, this rezoning and special exception request, and its consequences, is not consistent with character of the neighborhood or the historic distribution of multi-family units in the district. On this basis I oppose these requests.

Respectfully,



Kelly Blough
1029 Upson Drive
El Paso, TX 79902
(915) 276-3421